
COUNTY OF LOUDOUN
DEPARTMENT OF PLANNING
MEMORANDUM

DATE: October 16, 2007
TO: Loudoun County Planning Commission
FROM: Marchant Schneider, Project Manager
SUBJECT: October 22, 2007 Planning Commission Committee of the Whole
Glascok Field at Stone Ridge – ZMAP 2006-0007, SPEX 2007-0037

BACKGROUND

The Planning Commission held a public hearing regarding this application on September 17, 2007. The Commission voted 7-0-2 (Lewis, Syska absent) to forward the rezoning application (ZMAP) to the Committee of the Whole for further discussion.

The public hearing staff reported identified several outstanding issues regarding this application. The status of these issues is outlined below.

ISSUE STATUS

1. **Residential / Non-Residential Linkage.** The applicant's proposal links transportation improvements to residential and non-residential construction. To ensure a balance between demand for public services (residential) and tax revenue (commercial), staff requested a linkage between residential and non-residential phasing. The applicant's revised proffer statement includes a commitment to develop 50,000 square feet of non-residential uses prior to development of the residential component of the project and 100,000 square feet of non-residential uses before development of the 145th residential unit. Issue resolved.
2. **Land Use Mix Ratio – Public and Civic Uses.** Staff requested further discussion of the applicant's intent to use the proposed hospice special exception to meet the civic and land use ratio for Business Communities. The applicant's revised proffer statement and Concept Development Plan (CDP) commit an area of approximately 4.9 acres for Public and Civic Uses. The proposed hospice use will occupy this area. Determined by Zoning Administration to be substantially similar in substance and effect to an institutional use, the proposed Hospice use will serve the public and civic use ratio requirement for the project. Issue resolved.
3. **Phasing and Extent of Transportation Improvements.** Staff requested further discussion regarding appropriate phasing and alignment of the Route 50 North Collector Road. The revised proffer statement commits the applicant to construct

the Route 50 N. Collector Road between Road A and Route 606 Extended should the Route 50 N. Collector Road between Route 606 Extended and Loudoun County Parkway exist at the time the applicant is ready to construct the Route 50 N. Collector Road between Stone Springs Blvd. and Road A. The proffer statement and CDP have also been revised to expand the area of the proffered right-of-way reservation for the Route 50 N. Collector Road on the west side of the Property. This option gives the County greater flexibility in determining the future alignment of the N. Collector Road and its intersection with North Star Boulevard (Route 659 Extended). Issue resolved.

The Office of Transportation Services (OTS) continues to evaluate transit impacts based on the Applicant's traffic study as well as an appropriate strategy to mitigate potential medical office trips generated by future users of the PD-OP districts. Issue not resolved.

4. **Proposed Hospice Use.** Staff requested further discussion with the applicant regarding special exception conditions appropriate to the proposed hospice use. A copy of the revised Conditions of Approval is attached. Issue addressed.
5. **Proposed Heliport Use.** Staff requested further discussion with the applicant regarding special exception conditions appropriate to the proposed heliports. A copy of the revised Conditions of Approval is attached. Issue addressed.
6. **Zoning Administration.** The applicant has adequately addressed outstanding Zoning referral comments. Issue addressed.
7. **Environmental Resources.** Staff requested and received clarification of the Applicant's proposed proffers regarding tree conservation, stormwater management techniques, and wetland mitigation. Issue addressed.
8. **Conditions of Approval / Proffer Review.** The Applicant's proffer statement has been revised to address County Attorney comments. Issue resolved. The Conditions of Approval are being reviewed as to legal form by the Office of the County Attorney.

OTHER ISSUES:

1. **CPAM 2007-0001 – Housing Policies.** Staff notes that on September 18, 2007, the Board of Supervisors approved an amendment to the Housing Policies contained with the Revised General Plan (See Attachment 2). Staff has recommended that the Applicant provide a commitment that addresses the full spectrum of unmet housing needs of the County up to 100% of the Washington Metropolitan Area Median Income. Further discussion of the issue with the Applicant is necessary.

DRAFT MOTION(S):

1. I move that the Planning Commission forward ZMAP 2006-0007, SPEX 2007-0037, Glascock Field at Stone Ridge, to the Board of Supervisors with a recommendation of approval, subject to the Special Exception Conditions of Approval dated October 17, 2007, Proffer Statement dated October 16, 2007 and based on the following findings:
 - a. ZMAP 2006-0007, SPEX 2007-0037, Glascock Field at Stone Ridge is consistent with the existing land use policies of the Revised General Plan and the Arcola / Route 50 Comprehensive Plan Amendment which designate the subject property for Business Community uses.
 - b. The proposal is in accordance with the Revised 1993 Zoning Ordinance.
 - c. The proposal complies with the policies of the Revised Countywide Transportation Plan.
 - d. The proposal will minimize impacts on state waters, wetlands, and the structural capacity of soils.

OR,

2. I move an alternate motion.

Attachments

1. Conditions of Approval dated October 16, 2007
2. Community Planning Supplemental Referral dated October 4, 2007.
3. Statement of Justification revised October 16, 2007
4. Draft Proffer Statement revised October 16, 2007
5. Concept Development Plan dated March 2006, revised through October 16, 2007